

36 Lakeside Drive, Emerald Vic 3782

BELL REAL ESTATE

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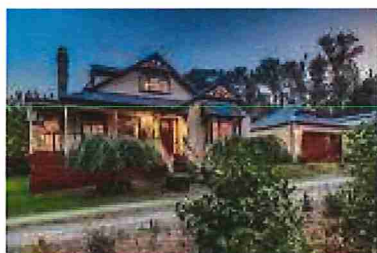


5 3 2

Rooms:
Property Type: House (Res)
Land Size: 2204 sqm
Agent Comments

Indicative Selling Price
\$820,000 - \$902,000
Median House Price
March quarter 2017: \$635,000

Comparable Properties



17 Butterfield Rd EMERALD 3782 (REI)

Agent Comments

5 2 8

Price: \$950,000
Method: Private Sale
Date: 20/07/2016
Rooms: 11
Property Type: House
Land Size: 6376 sqm

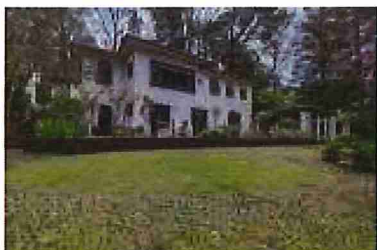


24 Majestic Dr EMERALD 3782 (REI/VG)

Agent Comments

4 2 8

Price: \$835,000
Method: Private Sale
Date: 28/05/2016
Rooms: 8
Property Type: House
Land Size: 3648 sqm



22 Sycamore Av EMERALD 3782 (REI/VG)

Agent Comments

5 3 4

Price: \$830,000
Method: Private Sale
Date: 28/10/2016
Rooms: 7
Property Type: House
Land Size: 4297 sqm

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

36 Lakeside Drive, Emerald Vic 3782

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$820,000

&

\$902,000

Median sale price

Median price \$635,000

House

X

Suburb or locality

Emerald

Period - From 01/01/2017

to

31/03/2017

Source REIV

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
17 Butterfield Rd EMERALD 3782	\$950,000	20/07/2016
24 Majestic Dr EMERALD 3782	\$835,000	28/05/2016
22 Sycamore Av EMERALD 3782	\$830,000	28/10/2016